



7 Cardiff Avenue Grimsby, North East Lincolnshire DN36 4QD

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated within the heart of New Waltham Village close to highly regarded schools, local amenities, good bus routes and easy access to both Grimsby and Cleethorpes town centres. Benefitting from gas central heating, uPVC double glazing, security alarm and CCTV. The accommodation comprises of; Entrance hall, large lounge, rear sitting dining room, kitchen diner, utility room, cloakroom and to the first floor four good sized bedrooms and family bathroom. Having a lawned front garden with driveway, electric car charger, double gates leading to the further driveway and rear garden. The sunny rear garden is westerly facing and has a paved patio with lighting fitted, lawn with mature planting, rear patio with pergola, shed and fenced boundaries. Double detached garage. Viewing is highly recommended.

£325,000

- NEW WALTHAM VILLAGE LOCATION
- DETACHED FAMILY HOME
- LOUNGE
- REAR SITTING DINING ROOM
- KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a modern composite door into the entrance hall.

HALL

Having wood effect laminate flooring, uPVC double glazed window to the side aspect, radiator and cloaks cupboard with Oak door further, oak door leading to the lounge.



LOUNGE

17'10" x 11'1" (5.45 x 3.39)

The larger than average lounge has two uPVC double glazed bow windows to the front aspect, carpeted flooring, coved ceiling and two radiators. The main focal point is the marble fire surround and hearth with inset coal effect gas fire. Oak door leading to the rear sitting room.



REAR SITTING/DINING ROOM

18'6" x 11'10" (5.66 x 3.62)

To the rear of the property with uPVC double glazed French door with side light panels over looking the rear garden. This great multipurpose room is presently used as a dining or sitting room, finished with coved ceiling, wood effect laminate flooring radiator and wall mounted feature fire with marble surround and inset gas fire. Carpeted stairs leading to the first floor with white open wooden spindle balustrade.



KITCHEN DINER

14'3" x 9'10" (4.35 x 3.00)

Benefitting from a large range of cream front shaker style wall and base units with contrasting work surfaces extending to a breakfast bar area and tiled splashbacks. Incorporating a composite sink and drainer, rangemaster oven with chimney style extractor hood above, integrated dishwasher and ample space for a freestanding fridge freezer. Finished with coved ceiling, remote electric blinds, down lights, tiled flooring with under floor heating, dual aspect uPVC double glazed windows and fully glazed uPVC door leading to the rear garden. Oak door to utility room.



KITCHEN DINER



KITCHEN DINER



UTILITY ROOM

9'4" x 4'11" (2.87 x 1.51)

Benefitting from a matching range of wall units, contrasting work surface with plumbing for an automatic washing machine, ample space for further under counter appliances. Wall mounted boiler. Finished with tiled flooring, radiator and uPVC double glazed window to the side aspect. Oak door leading to the cloak room.

CLOAKROOM

4'8" x 3'1" (1.44 x 0.95)

Benefitting from a white two piece suite comprising of; Pedestal hand wash basin and low flush wc. finished with tiled splashbacks, tiled floor and extractor fan.



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring, coved ceiling, airing cupboard and loft access to the ceiling. The loft has a pulled down ladder, partial boarding and light.



MASTER BEDROOM

14'0" x 10'1" (4.29 x 3.08)

The master bedroom is to the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator. Fitted with a full range of wall to wall wardrobes with matching drawers and a further dressing table area with extra wardrobes.



MASTER BEDROOM



BEDROOM TWO

13'7" x 9'10" (4.16 x 3.02)

To the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and built in wardrobes with white doors and dressing table area.



BEDROOM THREE

11'6" x 9'11" (3.51 x 3.03)

The third double bedroom is again to the rear with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator, built in wardrobes with matching dressing table area.



BEDROOM FOUR

9'7" x 7'4" (2.94 x 2.24)

The fourth bedroom is presently used as an office and has a uPVC double glazed window to the front aspect, coved ceiling, carpeted flooring and radiator.



FAMILY BATHROOM

7'4" x 6'10" (2.25 x 2.09)

The modern bathroom benefits from a white four piece suite comprising of; Bath, separate shower cubicle with glazed door, pedestal hand wash basin and low flush wc. Finished with fully tiled walls and floor, down lights to the ceiling, heated towel rail and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

They stand within walled boundary to the front and open driveway providing off road parking and leading to double wrought iron gates and onto the further driveway, double garage and rear garden. Electric car charging point. The front garden is laid to lawn with mature planting to the borders. The rear garden has a paved patio with feature lighting, lawn area with mature planting to the borders, rear patio area with pergola above, greenhouse, timber shed and fenced boundaries.

GARDENS



GARDENS



DETACHED DOUBLE GARAGE

17'4" x 16'2" (5.29 x 4.93)

Having two up and over doors to the front, side access door and fitted with electric and lighting. Boarded loft area for storage.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC -

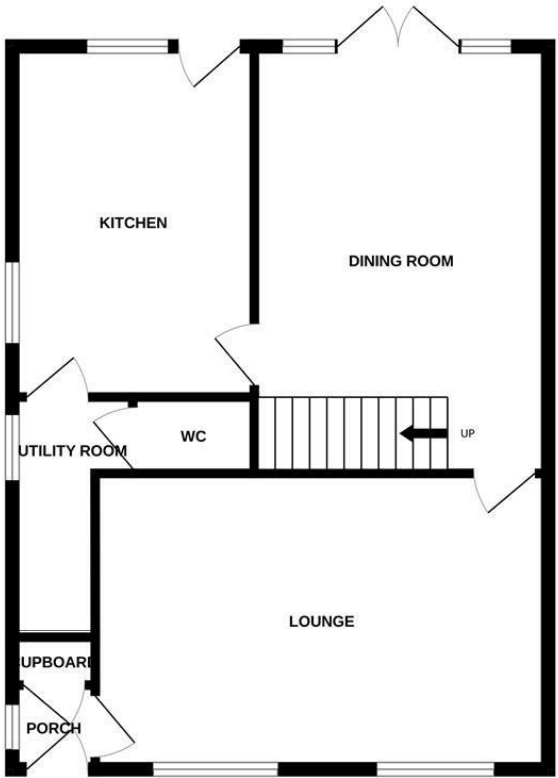
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

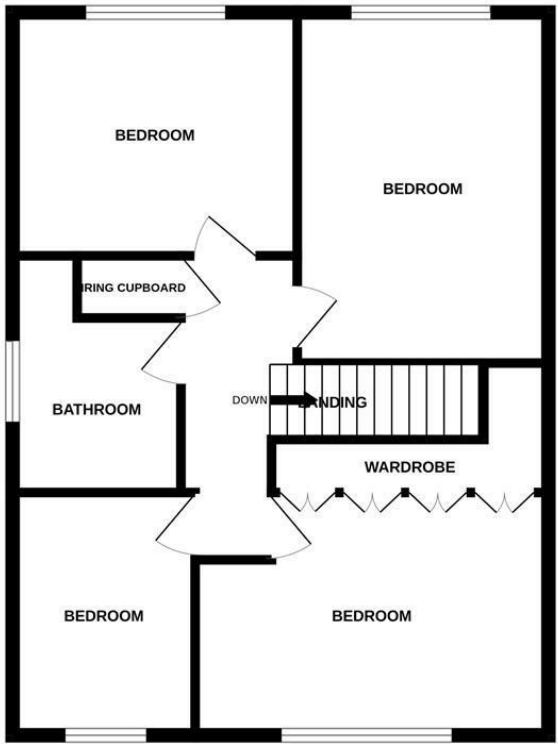
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

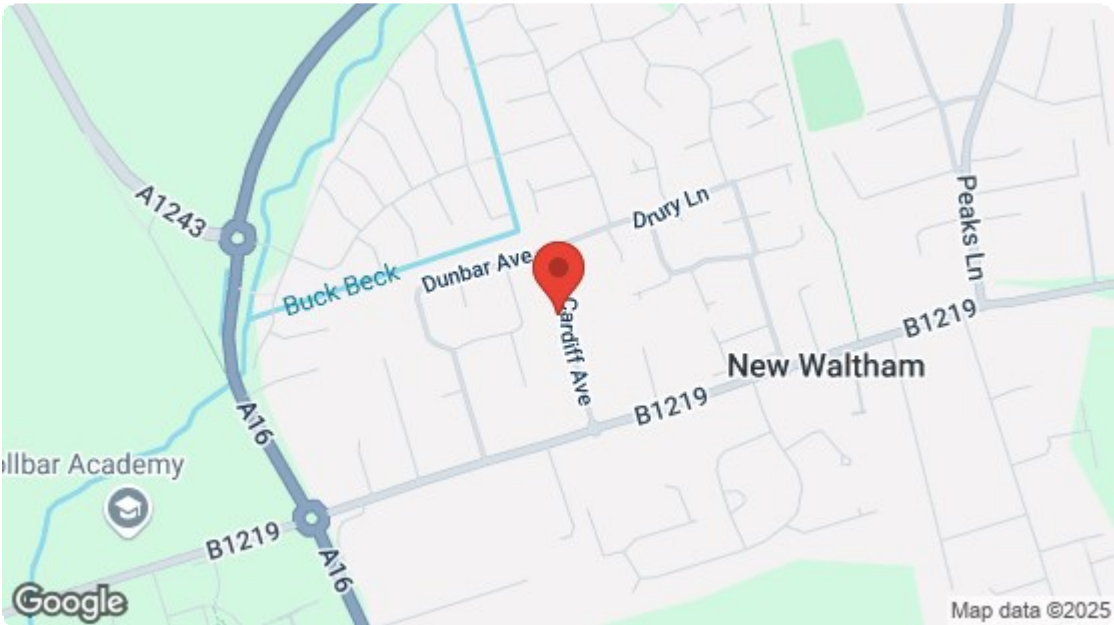
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.